



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, April 19, 2023

9:00 a.m.

Virtual Meeting: <https://sanjoseca.zoom.us/j/89012305097>

Hearing Officer
Robert Manford, Deputy Director
on behalf of

Christopher Burton, Director
Planning, Building and Code Enforcement

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<https://www.sanjoseca.gov/planningmeetings>

AGENDA ORDER OF BUSINESS

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS

No Items

3. CONSENT CALENDAR

- a. [SP22-024 & ER22-222](#). Special Use Permit for late-night operation of a public eating establishment until 2:00 a.m., six days a week located at west corner of West San Fernando and South San Pedro Street (155 West San Fernando Street) (Silicon Valley Hitech Group LLC, Owner). Council District: 3. **CEQA** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Special Use Permit.

ACTION: APPROVED

- b. [SF22-033](#). A Single-Family House Permit to allow the construction of a two-story, 1,457-square foot-house with a 463-square foot attached junior accessory dwelling unit on an approximately 0.10-gross-acre site located within the designated Guadalupe/Washington Historic Conservation Area at 333 West Virginia Street (TFR Management Group Inc, Owner). Council District: 3. **CEQA** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, KORA MCNAUGHTON

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Single-Family House Permit.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H20-049 & ER20-270](#). Site Development Permit to allow the demolition of a two-story vacant building and the construction of a 206-unit seven-story apartment building, with five stories of residential over two levels of at-grade and partial basement parking, with removal of eight ordinance-size trees and four non-ordinance-size trees, on an approximately 2.22-gross-acre site located on the east side of Saint Elizabeth Drive, approximately 550-feet southerly of McKinley Court (1050 Saint Elizabeth Drive) (Evershine XVII LP, Owner). Council District: 6. **CEQA** Initial Study/Mitigated Negative Declaration (IS/MND) for 1050 Saint Elizabeth Drive Residential Project.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Initial Study/Mitigated Negative Declaration (IS/MND) for 1050 Saint Elizabeth Drive Residential Project in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 10:02 a.m.